

ABSOLUTE REAL ESTATE AUCTION

Saturday, October 18th @ 10:00 AM

MARSHALL COUNTY EXTENSION OFFICE • 2081 Mayfield Hwy, Benton, KY 42025

The Mary E. Thompson Estate

151.3
ACRES

in 9 TRACTS
& COMBINATIONS

MARSHALL & CALLOWAY COUNTIES



TRACT 1 - HOME & BUILDINGS



MARSHALL COUNTY

402

TRACTS 1 & 2



MARSHALL COUNTY

WADESBORO RD

TRACT 3



MARSHALL COUNTY

PENNY RD

TRACTS 4, 5, 6, 7 & 8



CALLOWAY COUNTY

MAGNESS RD

TRACT 9

HARRIS
Real Estate & Auction

270-247-3253 • harrisauctions.com

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Opportunity Knocks!

Join us for this Absolute Auction featuring the beautiful Mary E. Thompson Estate – a rare chance to own prime real estate in Marshall County. Whether you're searching for a charming brick home, productive farmland, or excellent building sites, this auction has it all.

TRACT 1 - 3 Bedroom Brick Home on Brewers Hwy - 1536 Hwy 402 / Brewers Hwy

This classic brick ranch offers a perfect blend of comfort, function, and rural charm.

Highlights include:

- 3 Bedrooms | 2 Full Bathrooms
- Open-concept kitchen and dining area
- Cozy sunroom with wrap-around windows
- Dedicated laundry room, mudroom, and full bath off garage
- Attached one-car garage
- Paved driveway

Outbuildings Galore:

- Large barn with two bays + exterior storage
- Tool shop garage with attic space
- Two portable storage buildings
- Two-bay barn
- Lean-to hay barn along tree line

With its spacious layout and multiple outbuildings, Tract 1 is ideal for families, hobby farmers, or those looking for peaceful country living with plenty of room to grow.



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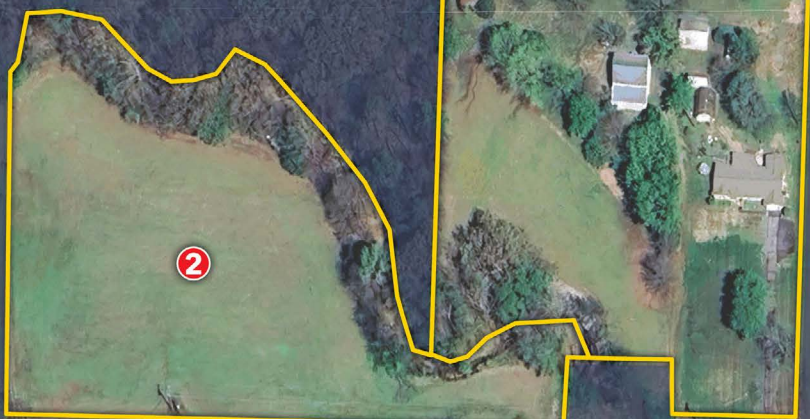
REAL ESTATE TRACTS

Road Frontage -
KY 402/Brewers Hwy.

Tract 1* 5.69 Acres

Tract 2 2.96 Acres

MARSHALL COUNTY



TRACT 1*

BRICK HOME

3 Bedroom

2 Full Bathrooms

OUTBUILDINGS

Large barn with

Two Bays +

Exterior Storage

Tool Shop Garage

with Attic Space

Two Portable

Storage Buildings

Two-Bay Barn

Lean-to Hay Barn

Along Tree Line



REAL ESTATE TRACTS

Road Frontage -
Wadesboro Road

Tract 3 5.03 Acres

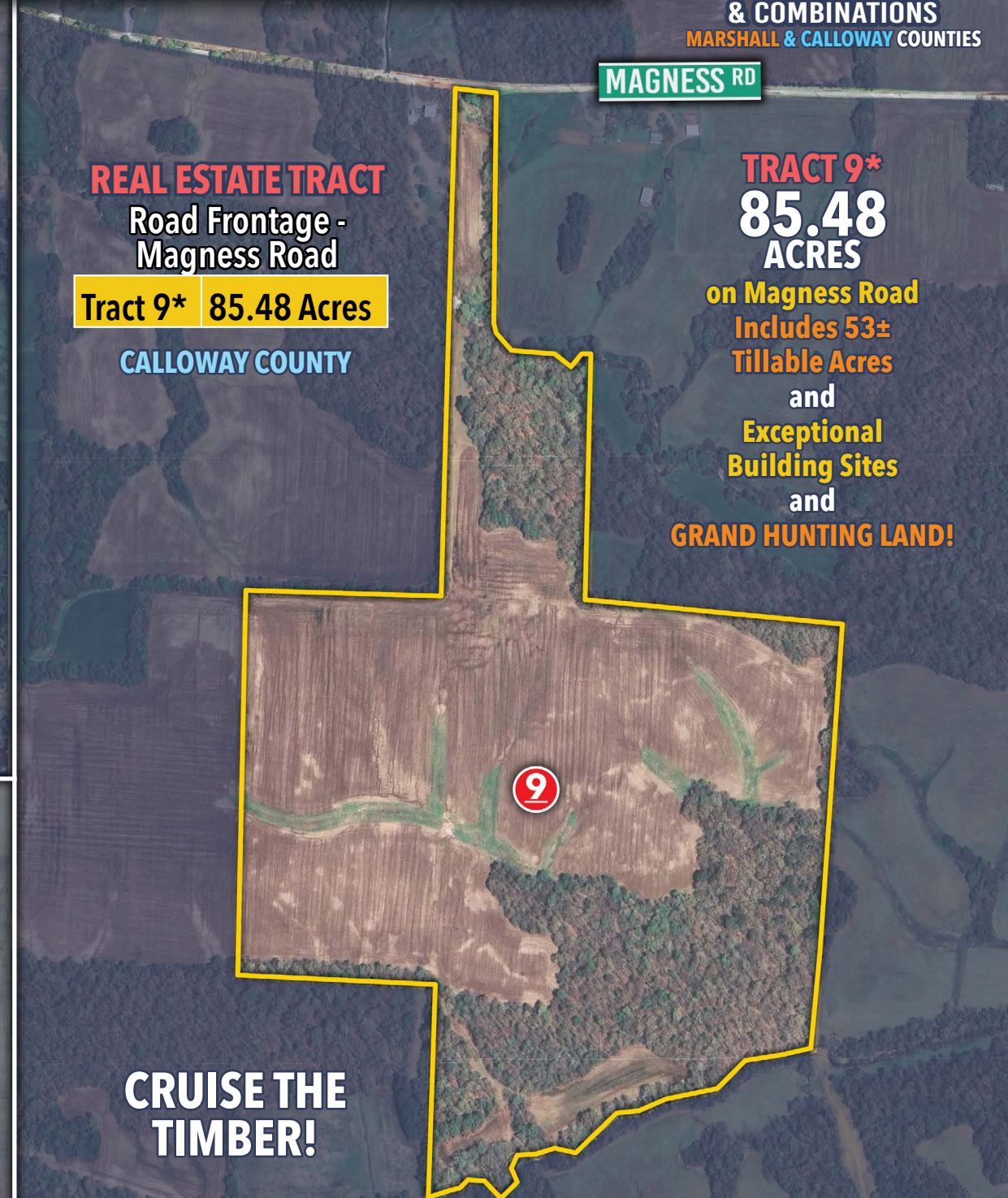
MARSHALL COUNTY

REAL ESTATE TRACT

Road Frontage -
Magness Road

Tract 9* 85.48 Acres

CALLOWAY COUNTY



MAGNESS RD

TRACT 9*

85.48
ACRES

on Magness Road

Includes 53±

Tillable Acres

and

Exceptional

Building Sites

and

GRAND HUNTING LAND!

CRUISE THE
TIMBER!

REAL ESTATE TRACTS

Road Frontage -
Penny Road

Tract 4 6.34 Acres

Tract 5 7.03 Acres

Tract 6 7.03 Acres

Tract 7 9.13 Acres

Tract 8 22.70 Acres

EXCELLENT
BUILDING SITES!
MARSHALL COUNTY

44± TOTAL TILLABLE ACRES ON TRACTS 4-8 - Only Adjoining Tracts May Be Combined!



PENNY RD

HARRIS
Real Estate & Auction

AUCTION HELD AT:

MARSHALL COUNTY EXTENSION OFFICE
2081 MAYFIELD HWY, BENTON, KY 42025

270-247-3253 • harrisauctions.com

TERMS AND CONDITIONS • PROCEDURE: The property will be offered in 9 individual tracts and combinations of contiguous adjoining tracts, or as a whole contiguous adjoining tracts. The property will be sold in the manner resulting in the highest total sale price. **BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. **DOWN PAYMENT:** 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING,** SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. **CLOSING:** Closing shall take place on or before 30 days from auction date. **REAL ESTATE TAXES:** All 2025 ad valorem taxes will be prorated at closing. **SURVEY:** The property will be sold by a new survey. Buyer responsible for the survey cost. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquires, and due diligence concerning the property. **NEW DATA, CORRECTIONS, AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information. **FOR FULL TERMS GO**